BILL GARRETT, Davidson County
Trans: T20140016380 DEEDWARR
Recvd: 03/11/14 10:11 2 pgs
Fees: 13.00 Taxes: 388.50
20140311-0020257

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Toni Belyea
Affiant

Subscribed and sworn to before me, this 7th day of March 2014.

Annette J. Scutella
Notary Public
My commission expires: 9-9-2014

ANNETTE J. SCUTELLA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Derek Potocki 1001 Dozier Place Nashville, TN 37216	New Owner	072-05-0-145

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlie Three, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Derek Potocki,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I: Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Dozier Place, as of record in Book 974, Page 51, Register's Office for said County.

Said Lot No. 34 fronts 70.9 feet on the northerly side of Dozier Avenue and runs back 109 feet on the easterly line and 107.4 feet on the westerly line to a dead line, measuring 65 feet thereon.

Tract II: Land in Davidson County, Tennessee, being parts of lots Nos. 29 and 30 on the Plan of E.T. Browns Subdivision of the J.B.King lands of record in Book 332, Page 69, said Register's Office being described as follows:

Beginning at the southeast corner of Lot No. 29 on the plan of E.T. Brown's Subdivision of the J.B. King Lands, as of record in Book 332, Page 69, said Register's Office at a dead line; thence northwardly 46.8 feet to a point in line between lots 29 and 28; thence westwardly 70 feet to right-of-way of property owned by said County; thence southwestwardly 40 feet to corner in dead line; thence southeastwardly 83 feet with dead line, to the point of beginning.

Being the same property converyed to Charlie Three, LLC, a Tennessee limited liability company, by Warranty Deed from Richard F. Bair, recorded on March 11, 2014 as Instrument No. 20140311-0020256, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley Adams and Richard F. Bair, joint tenants with right of survivorship, by Warranty Deed from C.A. Lovell, Jr. and wife, Mary N. Lovell, recorded on December 21, 1989 in Book 8010, Page 188, Register's Office for Davidson County, Tennessee.

The said Shirley Adams having since deceased on January 3, 2007, leaving as tenant by the entirety, Richard F. Bair.

This property is improved property known as **1001 Dozier Place, Nashville, TN, 37216.**

This conveyance is made subject to the following: (1) Taxes for the year 2014, a lien, not yet due and payable, Tax Map and Parcel #07205014500; (2) All matters appearing of record in Plat Book 974, Page 51 and 332, Page 69, Register's Office for Davidson County, Tennessee; (3) Liens and encumbrances of record which may affect the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 7th day of March, 2014.

Charlie Three, LLC, a Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Authorized Representative** (or other officer authorized to execute the instrument) of **Charlie Three, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as **Authorized Representative** (or other authorized officer).

Witness my hand, at office, this the 7th day of March, 2014.

_____
Notary Public

My commission expires: 9-9-2014

FILE NO: 2014032961

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014